

IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF VIRGINIA  
ALEXANDRIA DIVISION

In re: )  
 )  
EAGLE PROPERTIES AND ) CASE NO. 23-10566-KHK  
INVESTMENTS LLC ) CHAPTER 7  
 )  
Debtor )

**TRUSTEE'S OPERATING REPORT FOR PERIOD JANUARY 1, 2025 TO**  
**JANUARY 31, 2025**

H. Jason Gold, Trustee, pursuant to the Court's Order entered April 25, 2024 (ECF 424) submits this Monthly Operating Report for the period commencing January 1, 2025 and ending January 31, 2025. Attached to this report are (1) a detailed report of the disposition of the case and the various rental properties; (2) a detailed statement of rent receipts and management fees and expenses for each property from RealMarkets; and (3) other receipts and expenses incurred by the trustee.

Respectfully submitted,

H. JASON GOLD, TRUSTEE

By Counsel

NELSON MULLINS RILEY & SCARBOROUGH LLP  
101 Constitution Avenue, NW, Suite 900  
Washington, DC 20001  
Tel: (202) 689-2800  
Fax: (202) 689-2860  
Email: [dylan.trache@nelsonmullins.com](mailto:dylan.trache@nelsonmullins.com)

By: /s/ Dylan G. Trache  
Dylan G. Trache, Va. Bar No. 45939

*Counsel to the Chapter 7 Trustee*



---

**Executive Summary  
Asset Management  
Eagle Properties and Investments, LLC  
January 2025**

As of January 2025, there is only one property remaining in the bankruptcy case.

**Property Update**

On or about January 24, 2025, the tenant in 6961 Sterling Road, Harrisburg, PA moved out of the home. The property was rekeyed on January 24, 2025. Please note that the invoices are dated January 27, 2025 but the work was completed on January 24, 2025. The invoice for the rekeying is \$249.10 plus a credit card fee.

**Insurance Update**

The only property remaining with insurance is 6961 Sterling Road, Harrisburg, Pennsylvania. The property is insured by State Farm.

**Invoices**

To the best of my knowledge, all invoices that need to be paid by the bankruptcy estate are being directed or sent to my attention.

**Tenant Status**

- 6961 Sterling Road, Harrisburg, PA – The lease was extended to 1/15/25. The rent has been received by the Trustee through 1/15/25. The Tenant moved out on or about 1/24/25. No rent was charged to the tenant for their short duration occupancy after 1/15/25. The tenant relocated to another home in the area and was cooperative during the transition.
- Electric was transferred to my name and control on 1/22/25.

**Advanced Funding**

The Trustee reimbursed RealMarkets for the following out-of-pocket expenses:

- \$390.00 – March 2024
- \$3,733.15 – April 2024
- \$3,919.58 – May 2024
- \$5,374.21 – June 2024
- \$5,539.91 – July 2024
- \$1,538.12 – August 2024
- \$1,187.02 - September 2024
- \$3,327.76 – October 2024

- \$1,016.15 – November 2024
- \$250.69 – December 2024
- \$582.17 – January 2025

We will continue to work closely with the Trustee and his counsel for the required approvals.

**Sincerely,**

**Stephen Karbelk**

Team Leader RealMarkets, a CENTURY 21 New Millennium team  
Court Appointed Asset Manager, Eagle Properties and Investments LLC



---

**Income and Expense Analysis – January 2025**  
**Eagle Properties and Investments, LLC**

This report is provided for properties that are occupied and rent was received prior to December 31, 2024.

---

**6961 Sterling Road, Harrisburg, PA**  
**Lender: ABL PRC Residential Credit Acquisition**

Income	January 2025 (1/16/25 to 2/15/25)	Payee	Notes
Rent	\$0.00	Tenant	1/16/25 to 1/24/25, tenant moved out on or about 1/24/25
Expenses			
Insurance	\$55.91	State Farm	
Electric	Tenant Responsibility		
Water	\$107.03	PA American Water	
Sewer	\$162.66	Lower Paxton	\$156 plus \$4.66 online billpay charge
Landscaping	Tenant Responsibility		
Maintenance	\$256.57	Flying Locksmith	Rekeying after tenant moved out
Other	\$0.00		
Net Proceeds	(\$582.17)		



---

**Insurance Schedule – January 2025**  
**Eagle Properties and Investments, LLC**

<b>Property</b>	<b>Insurance Carrier</b>	<b>Status</b>
6961 Sterling Road, Harrisburg, PA	State Farm	Active – 837-5



---

**Rent Roll and Receipts – December 2024**  
**Eagle Properties and Investments, LLC**

Property	Scheduled Rent	January 2025 Rent Received	Comments
6961 Sterling Road, Harrisburg, PA	\$0.00	\$0.00	Tenant moved out on or about 1/24/25. Rent was paid through 1/15/25. No additional rent was collected for the period between 1/16/25 to 1/24/25. The property was rekeyed on 1/24/25.
<b>Totals</b>	<b>\$0.00</b>	<b>\$0.00</b>	

Inv Ref	Date	Name	Property Address	Rental Income Received	1st DOT Cash Collateral Order	Account	Amount	Property Total
204	01/25/2025	Lower Paxton TSA	6961 Sterling Road, Harrisburg, PA	No	No	Sewer Bill	158.00	
205	01/25/2025	Lower Paxton TSA	6961 Sterling Road, Harrisburg, PA	No	No	Sewer Bill	4.66	
206	01/27/2025	Flying Locksmith	6961 Sterling Road, Harrisburg, PA	No	No	Rekeying	256.57	
207	01/02/2025	PA American Water	6961 Sterling Road, Harrisburg, PA	No	No	Water Bill	107.03	
208	01/14/2025	State Farm	6961 Sterling Road, Harrisburg, PA	No	No	Insurance	55.91	582.17
						Total Due RealMarkets		582.17